



**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING
CITY OF MOUNTAIN HOME, ELMORE COUNTY, IDAHO**

Tuesday, October 17, 2023, at 5:30 PM

ESTABLISH A QUORUM

Chairperson Kristopher Wallaert noted a quorum present and called the October 3, 2023, Regular Meeting of the Planning and Zoning Commission to order. Attending were Planning and Zoning Commission Members, Scott Harjo, Cristina Drake, Kristopher Wallaert, and William Roeder.

Commission Member Travis Eikeness, and Legal Counsel, Geoff Schroeder were not in attendance.

Staff members attending were Senior City Planner, Chris Curtis, and Betsy Hiddleston recorded the meeting.

MINUTES

*Action Item – Minutes, October 3, 2023

Commission Member William Roeder made a motion to approve the minutes for October 3, 2023. Commission Member Scott Harjo seconded the motion. All in favor. The motion passed by a unanimous vote.

RECOGNIZING PERSONS NOT ON THE AGENDA

Brendan McCarthy came forward to speak. Brendan appreciated the conversation at the last meeting to review the city ordinances. He pointed out that Ordinance 9-12-5:Development Requirements, narrows down to only utilizing concrete or asphalt, and expanding the types of surfaces give businesses more options instead of limitations.

CONFLICT OF INTEREST DECLARATION

* Does any Commissioner, Commissioner's employer, or Commissioner's family member have an economic interest in any matter on the agenda? (Idaho Code 67-6506) - None
* Have any Commissioners received communications or engaged in discussions regarding matters on this agenda outside of this meeting? – None.

PUBLIC HEARING AND ACTION

*None

NEW BUSINESS

*None

OLD BUSINESS

* Action Item – Approve Finding of Fact - Teran Mitchell, TKM Architecture
A conditional Use permit to allow for the construction of an RV park in a C4 zoning district at the Corner of NW Jerome and NW Smith Road.

PZ-23-64

Commission Member Cristina Drake made a motion to approve the findings of fact for PZ-23-64. Commission Member William Roeder seconded the motion. The vote is as follows: Commission Member Roeder; aye, Commission Member Drake; aye, Commission Member Harjo; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

* Action Item – Approve Finding of Fact - Amend Planned Unit Development (PUD) and Amend Preliminary Plat (PLAT)- Teran Mitchell, TKM Architecture
A request to amend a previously approved PUD and PLAT, Colthorp Commons, located east of Jerome Street, south of Colthorp Avenue, and west of Garrett Street.
PZ-23-74 & PZ-23-75

Commission Member William Roeder made a motion to approve PZ-23-74 & PZ-23-75. Commission Member Scott Harjo seconded the motion. The vote is as follows: Commission Member Harjo; aye, Commission Member Drake; aye, Commission Member Roeder; aye, and Commission Member Wallaert; aye. The motion passed by a unanimous vote.

DEPARTMENT HEAD ITEMS

* Discuss Review of City Ordinances

It was noted that in looking at the state statutes, that the Comprehensive Plan is a guide to every ordinance. The Comprehensive Plan can be updated no more often than every six months. The last update was two years ago. Roberts Rules were suspended so that the commission could talk freely. They discussed the requirements, costs, and committee requirements that would be required for the five-year review of the comprehensive plan, and that there is a mechanism for amending the plan. Protecting citizens' rights was a high priority. The Economic goals will determine whether we feel it is meeting the citizens' and the city's needs. They will determine the priority of the portions of the comprehensive plan that they would like to look at. Housing will be one of the main priorities for review. Land Use and zoning will also be a priority. Definitions are inconsistent and some are missing completely. Recreational land guidelines were suggested, and an example document was handed out by Commission Member Harjo, which touted a parks master plan. There are complaints within the city that the pocket parks are not being maintained properly and the HOAs are dormant. There was discussion regarding the pocket parks and stormwater ponds, that serve a dual purpose as a playground area and what requirements these types of parks should have. A parks master plan is something they felt should be looked at. It was determined that priority number one would be land use, and they will start with the land use chart. A goal was set to complete the review of the land use chart by the end of December. Priority number two will be housing. Community design is the third priority.

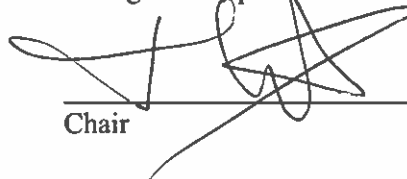
ITEMS REQUESTED BY COMMISSIONERS/STAFF

* September 2023 Code Enforcement Report-None

* September 2023 Building Permit Report-None

ADJOURN

Chairperson Kristopher Wallaert adjourned the meeting at 6:07 p.m.



Chair